



600 Route 47  
Cape May Court House, NJ 08210

Asking \$995,000.00



### COMMENTS

Amazing opportunity for the motivated entrepreneur! Appealing 2 story building, infrastructure, parking, uplands and extensive acreage (over 20 acres total with approximately 3 acres of uplands) are currently for sale. The existing building and beautiful natural trails occupy the approximately 3 acres of scenic uplands. The desirable zoning for the sprawling property is commercial and residential leading to endless opportunities. The difficult work of clearing a lot and building has already been accomplished. With a little remodeling and effort your business will thrive in the convenient location. Enjoy the best Mother Nature has to offer while being a short ride from Stone Harbor, Avalon, and beautiful Cape May.

### PROPERTY DETAILS

|                 |                   |                    |             |
|-----------------|-------------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage     | OtherRooms         | Heating     |
| Sign            | 11 Or More Spaces | Office Space Avail | Electric    |
|                 | Off Street        | Retail Store       | Geo-Thermal |
|                 |                   | Shower Room(s)     |             |
|                 |                   | Public Restroom    |             |
| Cooling         | HotWater          | Water              | Sewer       |
| Central         | Air Electric      | Well               | Septic      |
| Conditioning    |                   |                    |             |



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

